

CITY OF RALEIGH July 2010-2011

Development Fee Schedule

Comprehensive Guide to all Raleigh Development Fees



City of Raleigh

Development Fee Schedule ■ Fiscal Year 2010 - 2011

This fee schedule is provided as general information only and is subject to change. Please visit www.raleighnc.gov/dsguide for more information regarding these processes such as submittal requirements, required forms, etc.

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I. Planning and Site Plan Review Fees

Comprehensive Plan Amendment	\$532
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Zoning

General use rezoning	\$532
Conditional use rezoning	\$1,064
Planned Development District Master Plan	\$2,659
Post-approval revisions	\$1,330
Post-approval name change request	\$53
Waiver petition of 24 month waiting period	\$160
Text change Code amendment	\$266
Zoning verification letter	\$27

Preliminary Subdivisions

Subdivisions on lots less than 2 acres	\$318
Subdivisions on lots between 2 and 4 acres	\$849
Subdivisions on lots greater than 4 acres	\$1,647
Infill subdivisions for 3 or fewer lots	\$318
Infill subdivisions for 4 or more lots	\$584
Group housing developments	\$798
Post-approval name change request	\$53
Sunset extension letter	\$53

Re-review fee for Preliminary Subdivisions *Initial application fee includes two reviews*

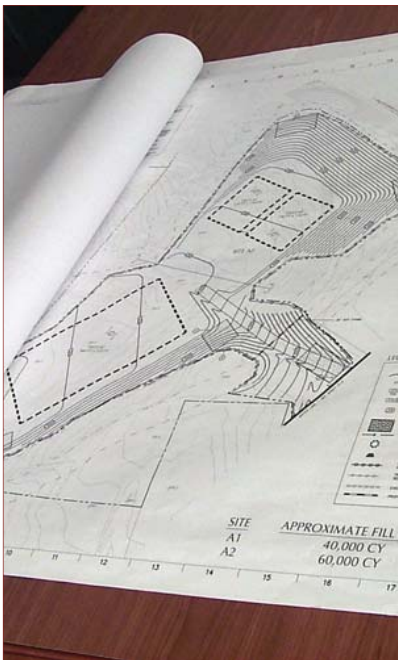
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Infill subdivisions for 3 or fewer lots	\$318
Infill subdivisions for 4 or more lots	\$584
Group housing developments	\$798

Recorded Maps/Plat Recordation *Per set of submitted plans*

Boundary Survey plat	\$107
Exempt Subdivision plat	\$213
Final Subdivision plat (\$213 plus \$10.35 per lot)	\$213
Recombination plat or other recorded instrument	\$213
Right of Way or Easement plat	\$107

Streets

Street Right-of-Way Closure	\$266
Street Name Change	\$266



Preliminary Site Plans

Site plans on less than 2 acres	\$318
Site plans between 2 and 4 acres	\$849
Site plans greater than 4 acres	\$1,647
Group housing developments	\$798
Post-approval name change request	\$53
Sunset extension letter	\$53

Re-review fee for Preliminary Site Plans *Initial application fee includes two reviews*

Site plans on less than 2 acres	\$318
Site plans between 2 and 4 acres	\$849
Site plans greater than 4 acres	\$1,647
Group housing developments	\$798

Certificate of Appropriateness (COA) *Within historic overlay districts & for individual historic landmarks*



Minor Work	\$27
Major Work (except big additions & new buildings)	\$133
Additions > 25% of the building sq. footage	\$266
New Buildings	\$266
Demolition of Contributing Historic Resource	\$532
Post-approval Re-review of Conditions of Approval	\$80
Historic Landmark Designation Application	\$266

Infrastructure Construction Plans [Application](#) & [Checklist](#)

Infrastructure Construction Plan Review (per submitted construction plan set)	\$159
Construction Mylars (per mylar set)	\$159



II. Construction Permit Fees

A fee is charged to recover a portion of the City’s administrative costs for enforcement of state and local laws and ordinances related to building, electrical, plumbing, mechanical, landscaping/ sedimentation and floodplain control. The fee covers the construction of new buildings, alterations, additions, demolitions and relocations of structures; installation and repair of driveways and sidewalks; installation of signs and land disturbing activities, among other work.

Plan Review Fees

All new commercial construction, changes in building occupancy type and additions greater than 4,000 square feet require a non-refundable plan review fee to be paid at the time of plan submittal. The required plan review fees are:

Projects 4,000 – 15,000 square feet	\$165
Projects 15,001 – 40,000 square feet	\$549
Projects 40,001 square feet and greater	\$1,317
Multi-family eight and above (Apartment projects)	\$824

Plan review fees will be credited toward the actual permit fees due when the project is approved. No plan review fee is assessed for city or state projects.

The plumbing permit fee will include the building’s water and sewer service inspection, when necessary. The electrical permit fee will include the temporary board service inspection, when necessary.

Permit Fees for New and All Other Construction

Permit fees for building, electrical, plumbing and mechanical permits shall be based on the following computations, rounded off to the nearest dollar.

A = Total gross building floor area of construction
B = Fee per square foot (from table below)

Total Gross Building Floor Area of Construction (square feet)	Fee Computation
0 – 5,000 sq. ft.	AxB = Permit Fee
5,001 – 15,000 sq. ft.	(AxBx.75)+(1,250xB)=Permit Fee
15,001 sq. ft. and above	(AxBx.50)+(5,000xB)=Permit Fee



CONSTRUCTION FEE SCHEDULE Cost Per Square Foot of Building Gross Floor Area			
Occupancy of Building	Building	Electrical	Plumbing
Residential (SFD)	\$0.147	\$0.084	\$0.084
Residential	\$0.140	\$0.077	\$0.077
Storage	\$0.064	\$0.050	\$0.038
Assembly	\$0.137	\$0.072	\$0.061
Institutional	\$0.229	\$0.124	\$0.124
Business	\$0.127	\$0.087	\$0.061
Mercantile	\$0.100	\$0.061	\$0.050
Hazardous	\$0.076	\$0.041	\$0.041
Factory/Industrial	\$0.076	\$0.041	\$0.041
Educational	\$0.154	\$0.087	\$0.061

MECHANICAL FEE SCHEDULE Cost Per Square Foot of Building Gross Floor Area			
Occupancy of Building	Heating Only	A/C Only	Refrigeration Only
Residential (SFD)	\$0.030	\$0.030	\$0.081**
Residential	\$0.028	\$0.028	\$0.081**
Storage	\$0.032*	\$0.032	\$0.081**
Assembly	\$0.032	\$0.032	\$0.081**
Institutional	\$0.064	\$0.065	\$0.081**
Business	\$0.041	\$0.041	\$0.081**
Mercantile	\$0.028	\$0.028	\$0.081**
Hazardous	\$0.028	\$0.081**	\$0.081**
Factory/Industrial	\$0.028	\$0.028	\$0.081**
Educational	\$0.041	\$0.041*	\$0.081**
* Includes office cooling for a small area			
** 0.081 per square foot refrigerated gross floor area only			

Minimum Permit Fee \$74

Voiding Permit Fee \$110

Express – Commercial Plan Review Fees

Alteration (per hour)	\$800
New Building (per hour)	\$1,200
Pre-Submittal Conference Building Only (per hour)	\$600
Pre-Submittal Conference Site Only (per conference)	\$600
Pre-Submittal Conference Building & Site (per hour)	\$600
Pony Express	\$300



Additions to Existing Structures

All permit fees shall be based on the computation of fees, as in “**Permit Fees for New and All Other Construction**” information (page 4) (minimum fee of \$74).

Alterations, Repairs to Existing Structures, or Both

The permit fee shall be based on the computation of fees, as in “**Permit Fees for New and All Other Construction**” information (page 4) and divided in half (.5). All construction permit fees for electrical, plumbing, and mechanical work shall be based on the area of construction used for building permit fee purposes when a building permit is required as part of the project (minimum fee of \$74).

Change of Occupancy With-in an Existing Building

The permit fee shall be based on the computation of fees, as in “**Permit Fees for New and All Other Construction**” information (page 4) and divided in half (.5) utilizing the new occupancy for fee determination purposes (minimum fee of \$74).

Fire Protection Systems

Sprinkler Systems (per sq. ft. gross floor area).....	\$0.014
Fire Alarm (per sq. ft. gross floor area).....	\$0.014
Standpipe Installations without Sprinklers	\$319
Additional Standpipes (each)	\$107
Fire Pumps	\$585

Shell and/or Foundation

All permit fees shall be based on the computation of fees as in “**Permit Fees for New and All Other Construction**” information (page 4). The interior completion permit fees shall be a minimum of \$74 per trade.

Accessory Building

A building permit is required for an accessory building that is more than 144 sq. ft. and a roof span greater than 12 ft. All permit fees shall be based on the computation of fees as in “**Permit Fees for New and All Other Construction**” information (page 4) (minimum fee of \$74).



Specific Fees Enumerated

The total amount of specific fees due for any one permit shall not be less than \$74.



Demolition of a building or structure	\$74
Conditional Service Fee	\$74
Flood permit w/o flood study	\$176
Flood permit with flood study	\$1,064
Home Occupation permit	\$74
Land disturbing activity permit (per disturbed acre, rounded to the nearest 1/10 acre)	\$256
Land disturbing activity plans review (per disturbed acre, rounded to the nearest 1/10 acre)	\$127
Manufactured/Mobile homes (per trade)	\$74
Moving or relocation of a building	\$74
Signs (per sign)	
Permanent	\$74
Special Event.....	\$74
Stub, water or sewer (each stub)	\$74
Temporary board (electrical)	\$74
Temporary certificate of occupancy (per open permit)	\$74
Temporary trailer (electrical)	\$74
Site plan approval	\$293
Occupancy posting or reporting	\$117
State-mandated inspections for license renewal (per trade)	\$74
Stormwater (per acre - \$176 minimum).....	\$176
Watercourse Buffer	\$159
Watershed	\$159

Engineering Field Inspections (per linear foot)

Public Street	\$1.066
Public Water main	\$1.066
Public Sewer main	\$1.066

Pavement Cut Permit Fee	\$50.00
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Driveway/Sidewalk

Driveway (per driveway).....	\$74
Sidewalk (per linear foot - \$74 minimum).....	\$0.217
Certificate of Eligibility (per year).....	\$10
Certificate of Eligibility (10 days)	\$1

Research and Records

General Record Recovery (per page)	\$0.10
Certificate of Compliance or Occupancy	
(per certificate - beyond 30 days of issue date).....	\$74
Copy of CO	\$10

Plan Reproduction (24" X 36") per page	\$2
Monthly Building Report	
(per month without mailing)	\$10
(per month with mailing)	\$15
Duplicate Building Card (per card)	\$10
Research (per half hour)	\$25

Project Revision Fee (per permit)

Revision to a construction project, which occurs after review and issuance of permits, including any change in building plans, street address or nature of construction	\$110
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Zoning (per location)

Dish Antenna, Parking Lot, Landscaping, Swimming Pool or Other	\$74
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Re-Inspection Fee/Extra Inspections

Per inspection (trade)	\$64
Per inspection (right-of-way)	\$64

Examination Fees - Journeyman Certificates (per certificate)	\$35
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Re-Review Fees

When, in the processing of a permit, it becomes necessary to review the plans for a project on more than two (2) occasions for items previously identified or when the plan documents are poorly conceived and prepared, a re-review fee for each review beyond two (2) as follows:

Single-family Dwellings (One-half the total permit fees for the project including building, electrical, plumbing, and mechanical)	
Commercial - new buildings (per trade per hour - \$851 minimum)	\$110 per trade
Other than new buildings (per trade per hour - \$532 minimum)	\$83 per trade

Tree Conservation Permit [Application](#) & [Checklist](#)

One permit per parcel for tree removal, pruning, and other tree disturbing activities	\$107
Tree conservation area up to and including 0.2 acres	\$213
Tree conservation area above 0.2 acres is \$904 of Tree Conservation Area up to but not to exceed 10% of the gross acreage of the tract (15% for Rural Residential Zoning Districts) or \$5,318.00, whichever is less	\$904
Tree buffer protection is either \$213 or \$46 per acre or fraction thereof of the tree disturbed activity area, whichever is greater with a maximum fee of \$2,659	\$213



III. Facility Fees

A facility fee is charged based on the “impact” of the development as determined by the land use of a project. These fee revenues provide proportionate funds needed to improve thoroughfares and acquire open space to serve the affected area.

There are two general categories of facility fees: **Thoroughfare Fees and Open Space Fee**

Thoroughfare Fees

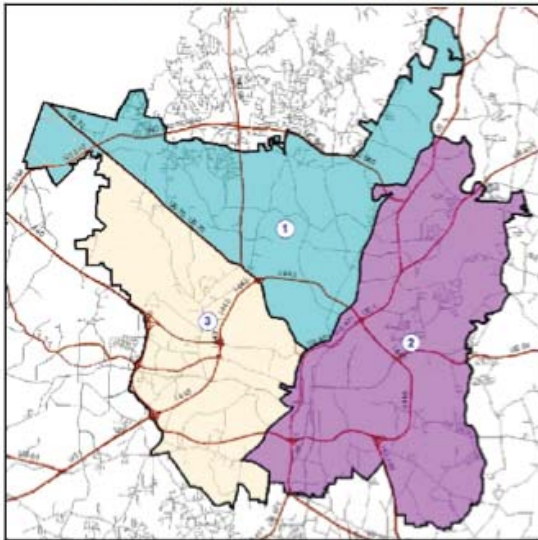
Thoroughfare fees for non-residential development are based on gross floor area, number of parking spaces required, number of beds, number of proposed students and number of acres for the development. Thoroughfare fees for residential development are based on the number of dwelling units proposed for the development.

Thoroughfare Fees	
Residential Single Family	
Single family Less than 1,000 sq. ft. (per unit)	\$1,051
Single family 1000 – 1,999 sq. ft. (per unit)	\$1,249
Single family 2,000 – 2,999 sq. ft. (per unit)	\$1,386
Single family 3,000 – 3,999 sq. ft. (per unit)	\$1,491
Single family 4,000 – 4,999 sq. ft. (per unit)	\$1,573
Single family >5,000 sq. ft. (per unit)	\$1,684
Multi-family dwellings (per unit)	\$925
Retirement community (per unit)	\$388
Hotel/motel (per room) ¹	\$1,322
Commercial	
Retail/Commercial (per 1,000 sq. ft. of floor area gross) ^{2, 3}	\$2,249
Office (per 1,000 sq. ft. of floor gross area)	\$1,715
Industrial/manufacturing/agricultural (per 1,000 sq. ft. of floor area gross)	\$1,084
Warehouse (per 1,000 sq. ft. of floor area gross)	\$623
Mini-warehousing (per 1,000 sq. ft. of floor area gross)	\$314
Institutional	
Churches/Synagogues (per 1,000 sq. ft.)	\$865
Elementary, Middle and High Schools (per 1,000 sq. ft. of floor area gross)	\$315
College/university (per 1,000 sq. ft. of floor area gross)	\$3,451
Daycare facilities (per 1,000 sq. ft. of floor area gross)	\$2,387
Hospitals/medical care facilities (per 1,000 sq. ft. of floor area gross)	\$2,737
Nursing Home/Group Quarters (per 1,000 sq. ft. of floor area gross)	\$771
Cemetery (per acre)	\$595
Passenger Transportation facility (per 1,000 sq. ft. of floor area gross)	\$623
Emergency Service facility (per 1,000 sq. ft. of floor area gross)	\$623
Recreational	
Golf course (per hole)	\$4,486
Public parks (per acre) ⁴	\$201
Stadiums/coliseums/race tracks (per seat)	\$78
General recreation/all other (per parking space) ⁵	\$211

see footnotes next page

Footnotes:

Figure 4
THOROUGHFARE BENEFIT ZONES



- 1 *Hotels or motels* which contain any convention or civic center *shall*, in addition to paying thoroughfare fee based on rooming units, also pay the thoroughfare fee based on *general recreation* for the civic center or convention center. Any other accessory or *incidental* or accessory use contained within a hotel or motel facility *shall* be calculated in accordance with §10-8004(d).
- 2 For *retail* uses that include the sale of motor fuels to the public, the fee *shall* be the greater of the charge based on *retail* square footage, or a charge of \$5,987.00 per vehicle fueling position.
- 3 A standard based on square footage excludes heated interior pedestrian walkways within a shopping center when the requirements of §10-2124(b) are met.
- 4 *Specialized recreation* facilities in *public parks* *shall* pay the same thoroughfare facility fee as *general recreation*, and the land areas, including associated required off-street parking, for these *specialized recreation* facilities shall not be used in calculating the acreage of the *public park*.
- 5 A standard based on parking *shall* be levied on the basis of the minimum parking standards in §10-2081(a) notwithstanding any exceptions, variances, tree credits, nonconformities, or any other reduction.

Alternative Thoroughfare and Collector Street Fee Calculation

In the event that fee payers believe that the attributable costs for improving the thoroughfare system to serve their *new construction* is less than the thoroughfare and collector street fee schedule, the fee payer *may* submit an alternative fee calculation to the Inspections Department based upon the following:

Facility Fee	=	(ADT) x (% New Trips) x (Trip Length) x (Cost/VMT)
Where: ADT	=	The number of average daily <i>trip ends</i> of the <i>new construction</i>
% New Trips	=	The percent of new <i>trips</i> added to the thoroughfare and collector system roadways. The percentage is 100% for all uses except <i>retail</i> uses (62%) and for <i>schools</i> (24%).
Trip Length	=	Average length of a <i>trip</i> on the major roadway system
Cost/VMT	=	Net cost per vehicle mile traveled is \$129.90, which includes adjustments for double payment credit, debt service credits and federal/state funding credits

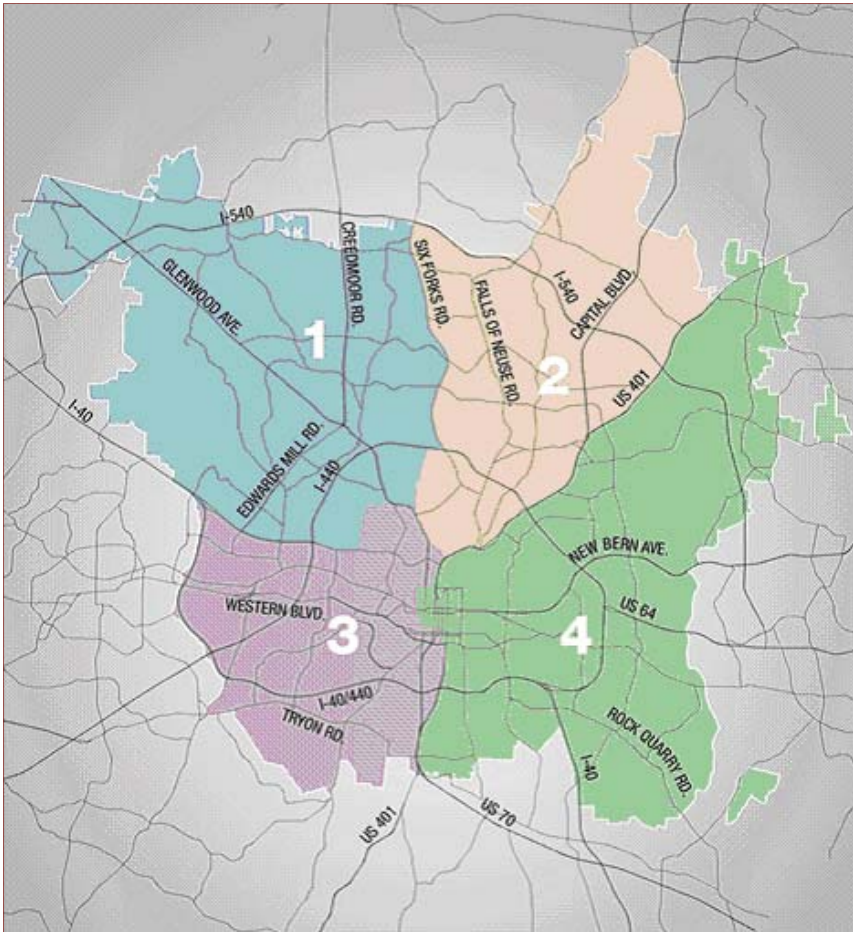
If the City's Public Works Department finds that the site data used to calculate the alternative facility fee is current, is based on full occupancy, is based on generally accepted transportation engineering practices and methodologies, and is carried out by a qualified transportation planner or engineer, the alternative facility fee shall be deemed the facility fee due and owed for the *new construction*.



Open Space Fee

The fee for residential development only is based on the number of dwelling units using the established rate for the zone in which the payment is applied.

“Single-family dwelling” is defined as a single-family detached dwelling unit. “Multi-family dwelling” is defined as any building which contains two or more dwelling units.



Zone 1.....	Per unit
Single-family dwelling	\$1,099
Multi-family dwelling.....	\$798
Zone 2.....	Per unit
Single-family dwelling	\$1,129
Multi-family dwelling.....	\$819
Zone 3.....	Per unit
Single-family dwelling	\$924
Multi-family dwelling.....	\$672
Zone 4.....	Per unit
Single-family dwelling	\$929
Multi-family dwelling.....	\$683

These fees are for water & sewer located in the City of Raleigh ETJ.

For other locations, please contact:

Wake Forest919-554-4053
 Garner919-772-4688
 Knightdale.....919-217-2244
 Zebulon.....919-269-7455

IV. Utility Connection Fees *New Fees Effective July 1, 2010

The fee structure for connecting to the City of Raleigh's utility system may include any of the following charges:

Water/Sewer Services Installation "Tap" Fee, City installed

Taps may be installed by the City of Raleigh for connection to water and sewer. Service lines extend from the main to the edge of the right-of-way or private property. This fee is not charged if the tap is installed by a licensed utility contractor.

Size and Type of Service

¾ inch water service	\$2,314
1 inch water	\$2,545
¾ inch split water service (new service application).....	\$ 463
¾ inch split water service (existing service application)	\$ 953
1 inch split water (new service application)	\$ 788
1 inch split water (existing application).....	\$1,278
4 inch sewer service.....	\$2,894
A licensed contractor must obtain a stub permit for each fire, water and/or sewer service connection to a main	
	\$74

Acreage Fee

Acreage fees provide for the property's proportionate share of major water/sewer trunk lines previously installed to serve the vicinity. The acreage fee is calculated per unit or a per gross acre basis using the established rate for the zone in which the property is located.

Acreage Fee Schedule (Effective July 1, 2010)		
All Residential Dwelling Units		
Water Acreage Fee (per dwelling unit)		\$326
Sewer Acreage Fee (per dwelling unit)		\$326
All Other Uses		
Zoning District	Water (per acre)	Sewer (per acre)
Stormwater/Buffer ¹	\$1,595	\$1,595
Agricultural Productive ¹	\$1,595	\$1,595
Residential 1, 2 & 4 ¹	\$1,595	\$1,595
Residential 6 ¹	\$1,932	\$1,932
Mobile Home ¹	\$1,932	\$1,932
Residential 10 ¹	\$2,560	\$2,560
Residential 15 ¹	\$3,240	\$3,240
Residential 20 ¹	\$3,958	\$3,958
Office and Institution I, II & III	\$3,958	\$3,958
Buffer Commercial	\$3,958	\$3,958
Shopping Center	\$3,958	\$3,958
Residential Business	\$3,958	\$3,958
Neighborhood Business	\$3,958	\$3,958
Business	\$3,958	\$3,958
Thoroughfare ²	\$4,454	\$4,454
Industrial I & II ²	\$4,454	\$4,454

Footnotes:

- 1 The Acreage Fee charge for non-residential uses developed in residential zoning districts will be based upon the fee table above.
- 2 If the land in these districts are actually developed for non-residential uses, the fees will be the lesser of either the charge stated above or the charges stated below based on the actual water tap size utilized for the property.

Water Tap Size (inches)	Water (per tap)	Sewer (per tap)
3/4"	\$ 1,595	\$ 1,595
1"	\$ 2,656	\$ 2,656
1 1/2"	\$ 5,284	\$ 5,284
2"	\$ 8,450	\$ 8,450
4"	\$22,143	\$22,143
6"	\$50,684	\$50,684
8"	\$81,066	\$81,066

Sewer Connection Fee Outside City Limits

Each dwelling, industry or business outside the corporate limits of the City of Raleigh that makes a service connection to the City's sewage system \$200

Frontage Assessment

The assessment fee is the cost for installing water and sewer mains to a given location where adjoining property owners are charged their share of these improvements. The frontage assessment fee is determined by multiplying the length of the property frontage adjacent to the utility main by the cost per linear foot. The assessment fee may include the following charges: the fee-in-lieu-of assessment and private reimbursement contract. Contact the City of Raleigh Public Works Department at (919) 996-3030 for assistance to determine if a frontage assessment is due.



Meter Installation Fee Schedule		
A fee is charged based on the size of any water meter installed by the City.		
Meter Size (inches)	Initial Fee	*Not Ready Fee
5/8"	\$197	\$50
3/4"	\$197	\$50
1"	\$250	\$50
1-1/2"	\$619	\$50
2"	\$735	\$50
4"	\$2,182	\$50
6"	\$4,082	\$50
6" w/ fire protection	\$12,763	\$50
8"	\$5,746	\$50
8" w/ fire protection	\$17,435	\$50
10" and greater must be individually quoted by City	Requires City Quote	\$50
10" w/ fire protection	\$20,466	\$50
The AMR Fee is already included in the Meter Installation Fee quoted above. The AMR (Automated Meter Reading) fee shall be collected by the City on all new installations.		

* Not Ready Fee

The Not Ready Fee shall be collected by the City **only** if the City has attempted to initially install the water meter and determined that the water service stub was either not installed to property or the water service stub was not installed in accordance with City standards. The Not Ready Fee **must** be paid to the City prior to the City proceeding to install the meter again after the initial failed attempt and prior to any water being provided to the property.



Utility Billing Account Initiation Fee

New water and sewer accounts are required to pay a \$50 Initiation Fee. This connection fee will be added to each customer's first utility bill. Utility Billing Information: 919-890-3245

Nutrient Charges

Water

Residential (per unit)	\$1,260
Group housing (per unit)	\$1,260

Non-residential (per new domestic meter)

3/4 inch meter.....	\$552
1 inch meter.....	\$989
1-1/2 inch meter	\$2,225
2 inch meter.....	\$3,956
4 inch meter.....	\$15,826
6 inch meter.....	\$35,608
8 inch meter.....	\$63,302
10 inch meter or greater	As quoted

Sewer

0-4 inch Single-family residence (per connection)	\$612
0-4 inch Multi-family/Group Housing (per dwelling unit).....	\$476
0-4 inch Non-residential (per connection)	\$612
6 inch Non-residential (per connection).....	\$1,151
8 inch or greater Non-residential (per connection)	\$2,436

Water/Sewer Plan Review - Permit Application Fees [Applications](#)

Water design	\$200
Sewer design.....	\$200
Sewer pump station design	\$300

Sewer Main Extension TV Inspection

Base fee	\$345
Projects >2,000 feet, add additional per foot (per foot)	\$0.22

Sewer pump station inspection (per pump station).....	\$1,400
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Published by:
Development Services Division
Communications Team

Photos by:
Summer Felton
Sharon Felton

Revision 07/15/10 rlh